

# 44 COOK STREET 10<sup>TH</sup> FLOOR

DENVER, CO 80206



OFFICE SUBLEASE | AVAILABLE MARCH 31, 2025

10,436 RSF

HUGHESMARINO

# BUILDING INFORMATION



## **BUILDING**

First Avenue Plaza

## **ADDRESS**

44 Cook Street, 10<sup>th</sup> Floor  
Denver, CO 80206

## **AVAILABLE**

March 31, 2025

## **ASKING RATE**

Contact Broker

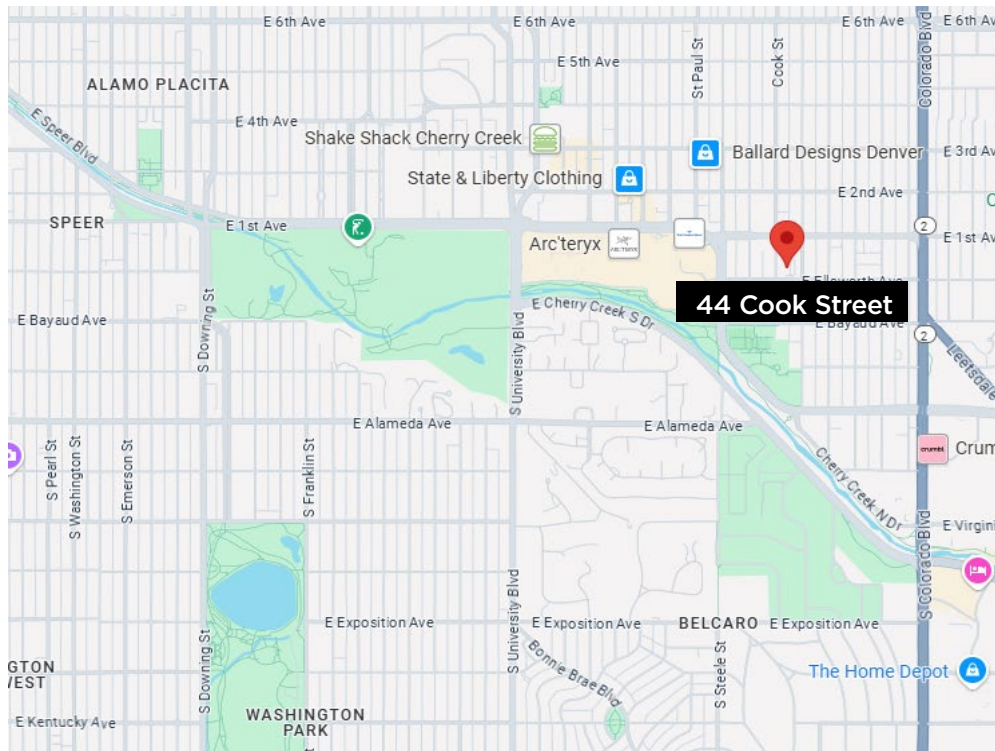
## **AVAILABLE THROUGH**

December 31, 2028

## **ADDITIONAL FEATURES**

- Recently renovated buildings offer Class A office space with modern conveniences, including on-site security and management and 24/7 card key access.
- Excellent on-site parking and numerous walkable amenities.
- On-site amenities include locker room and shower facilities and a newly renovated tenant lounge.

# LOCATION HIGHLIGHTS



**WALK  
SCORE**

**87**

**RETAIL &  
RESTAURANTS**



## KEY HIGHLIGHTS

- Located in the sought-after Cherry Creek neighborhood and surrounded by popular restaurants, retail, and entertainment options.

# FLOOR PLAN



## SPACE HIGHLIGHTS

- 32 Private Offices
- Multiple Conference Rooms
- Reception and Kitchen
- Private Outdoor Patios

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# CONTACT INFORMATION



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